

# \$764,900 - 38 Heartwood Villas Se, Calgary

MLS® #A2217905

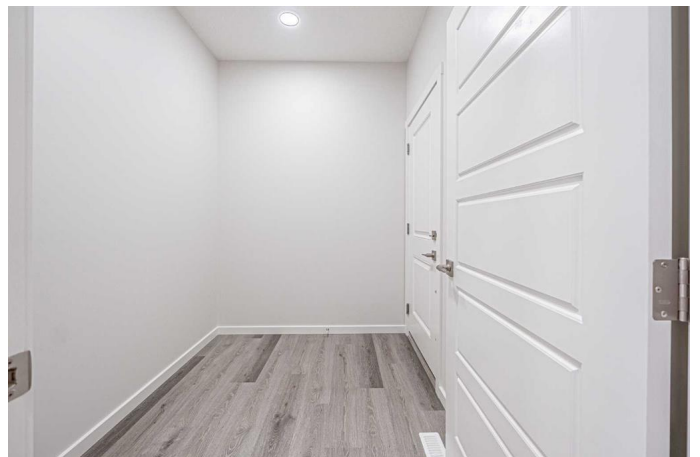
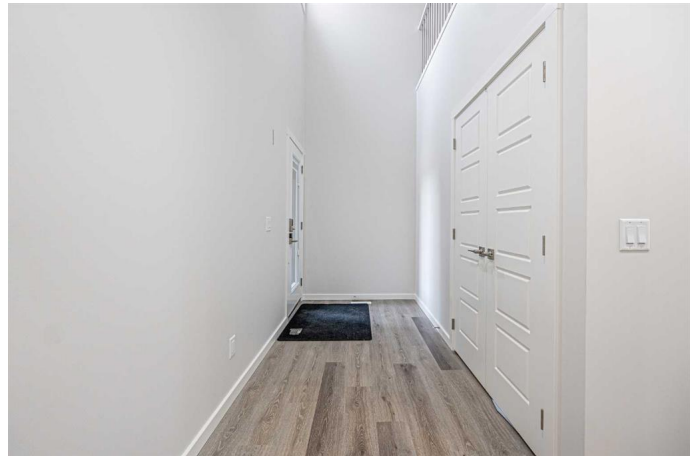
**\$764,900**

4 Bedroom, 3.00 Bathroom, 2,258 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

Welcome to this stunning 2,258 SQ FT+ front garage home that perfectly blends style and functionality. Featuring 4 spacious bedrooms and 3 full bathrooms and a bonus room. This home offers the ideal layout for growing families. A rare main floor bedroom with a full 3 piece bath provides added convenience for guests or multi generational living. Step into an impressive open-to-below foyer with elegant stair railings and upgraded light fixtures that create a warm and inviting atmosphere. The bright and spacious living area boasts a sleek electric fireplace, perfect for cozy gatherings. The chef's kitchen is equipped with quartz countertops, undermount sinks and a large island, perfect for both everyday living and entertaining. Enjoy the functionality of a generous mudroom and the added convenience of double vanities in the upper bathrooms. The side entrance to the basement with 9' ceilings offers great future potential for development or rental opportunities. Don't miss the chance to own this upgraded beauty with thoughtful design and premium finishes throughout. Book your showing today!



Built in 2025

## Essential Information

MLS® # A2217905

Price \$764,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,258
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	38 Heartwood Villas Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0R8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, Open Floorplan, Pantry, See Remarks, Separate Entrance
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	9
Zoning	R1-U

**Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.